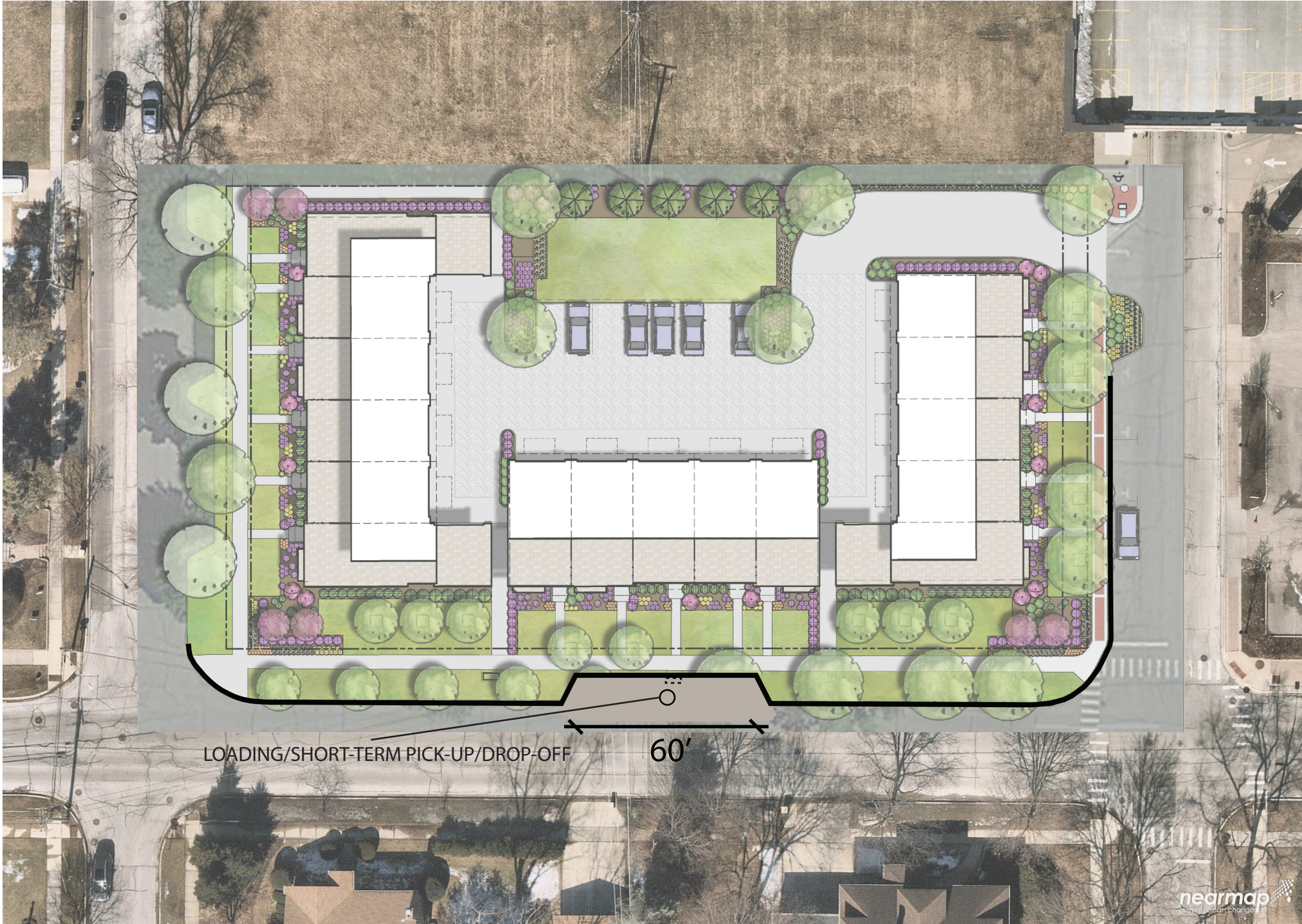


# Sigwalt 16 Conceptual Drop-Off



**SITE DATA:**

EXISTING ZONING: VC-PD (VILLAGE CENTER - PLANNED DEVELOPMENT)  
 TOTAL PROPERTY SIZE BEFORE DEDICATED ROW= 41,939 S.F. (0.963 AC)  
 TOTAL PROPERTY SIZE AFTER DEDICATED ROW= 39,539 S.F. (0.908 AC)

**PROPOSED SITE CONDITIONS:**

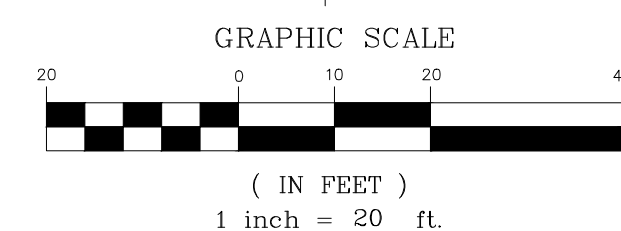
IMPERVIOUS:  
 PROPOSED BUILDING IMPERVIOUS FOOTPRINT = 14,356 S.F.  
 SIDEWALK/CURB/PAVED AREAS = 7,000 S.F.  
 TOTAL IMPERVIOUS AREA = 21,356 S.F. (54%)

PERVIOUS:  
 PERMEABLE PAVER AREA = 5,920 S.F.  
 PROPOSED GREENSPACE = 12,263 S.F.  
 TOTAL PERVIOUS AREA = 18,183 S.F. (46%)

**PROPOSED PARKING SUMMARY: (ONSITE AND ADJACENT ROW)**

REGULAR STALLS (ON-SITE) = 8  
 REGULAR STALLS (ADJACENT ROW) = 3  
 TOTAL STALLS PROVIDED = 11

- SITE GEOMETRIC AND PAVING NOTES:**
- SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
  - UNLESS OTHERWISE NOTED ON THE PLAN, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
  - UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER.
  - UNLESS OTHERWISE NOTED, ALL CURB RADI ARE 4' TO BACK OF CURB.
  - ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY THOMSON SURVEYING LTD. AND DATED 03/11/19.
  - BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES AND STRIPES TO CONSTRUCTION.
  - IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
  - THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAYS. CONTRACTOR TO VERIFY ACTUAL DRIVEWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
  - UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON AND ON SIGNAGE AND STRIPING PLAN. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
  - PRIOR TO INSTALLING ANY TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE INSTALL WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 1" INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.
  - ALL ROADWAY PATCHES SHALL HAVE SURFACE ASPHALT LAYER EXTEND 2.0' BEYOND EDGE OF TRENCH.
  - ANY STAIRWAYS LEADING TO PUBLIC SIDEWALK SHALL NOT AFFECT THE ADA COMPLIANCE OF THE PUBLIC WALK.

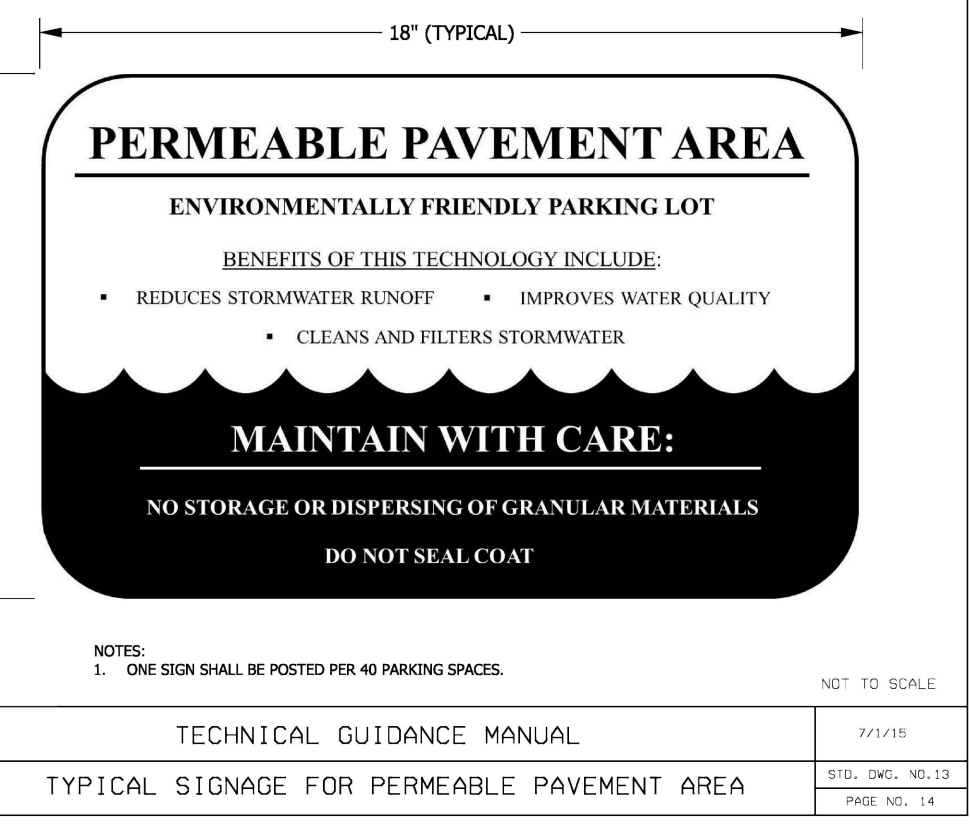


**SURFACE IMPROVEMENT LEGEND:**

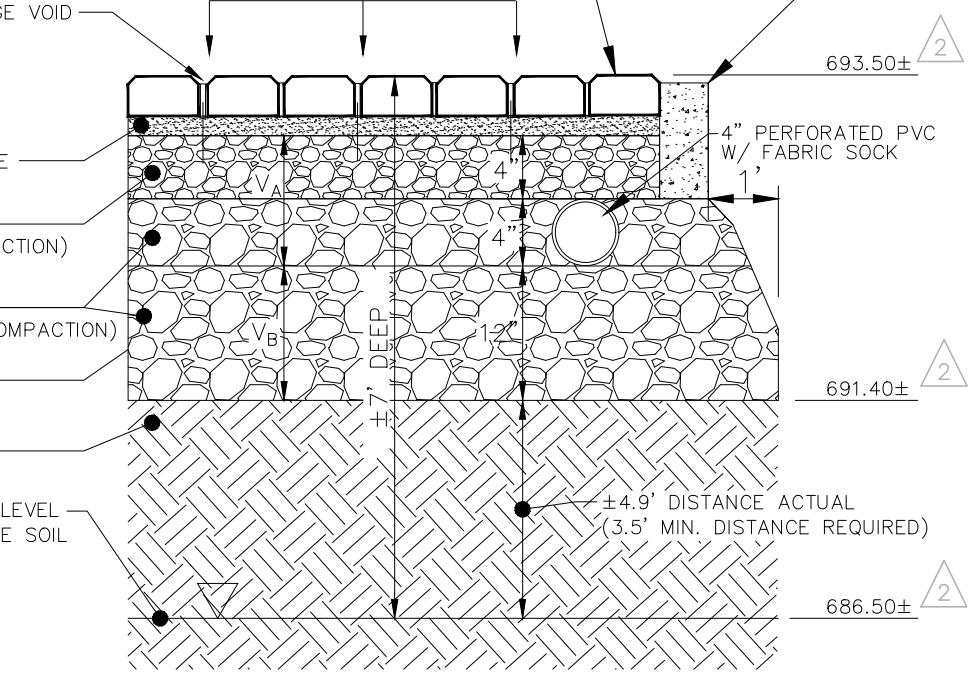
- PERMEABLE PAVERS (SEE DETAIL)
- VILLAGE STANDARD BRICK PAVEMENT (SEE DETAIL)
- CONCRETE DRIVEWAY ENTRANCE & APRONS (GARAGE ENTRY) (NO WELDED WIRE MESH IN PUBLIC RIGHT-OF-WAY)
- CONCRETE SIDEWALKS (PUBLIC AND/OR PRIVATE)
- EX. CURB AND GUTTER
- REVERSED PITCH CURB AND GUTTER
- DEPRESSED CURB AND GUTTER
- ADA CURB RAMP WITH DETECTABLE WARNING

**ABBREVIATIONS LEGEND (IN ADDITION TO TITLE SHEET LEGEND)**

- EX = EXISTING
- PR = PROPOSED
- BC = BACK OF CURB
- FC = FACE OF CURB
- EO = EDGE OF PAVEMENT
- PL = PROPERTY LINE
- FB = FACE OF BUILDING
- FW = FACE OF WALK (SIDEWALK)
- ROW = RIGHT OF WAY
- BC/BC = BACK OF CURB TO BACK OF CURB
- SW = SIDEWALK
- R = RADIUS
- RW = RETAINING WALL (TYP)

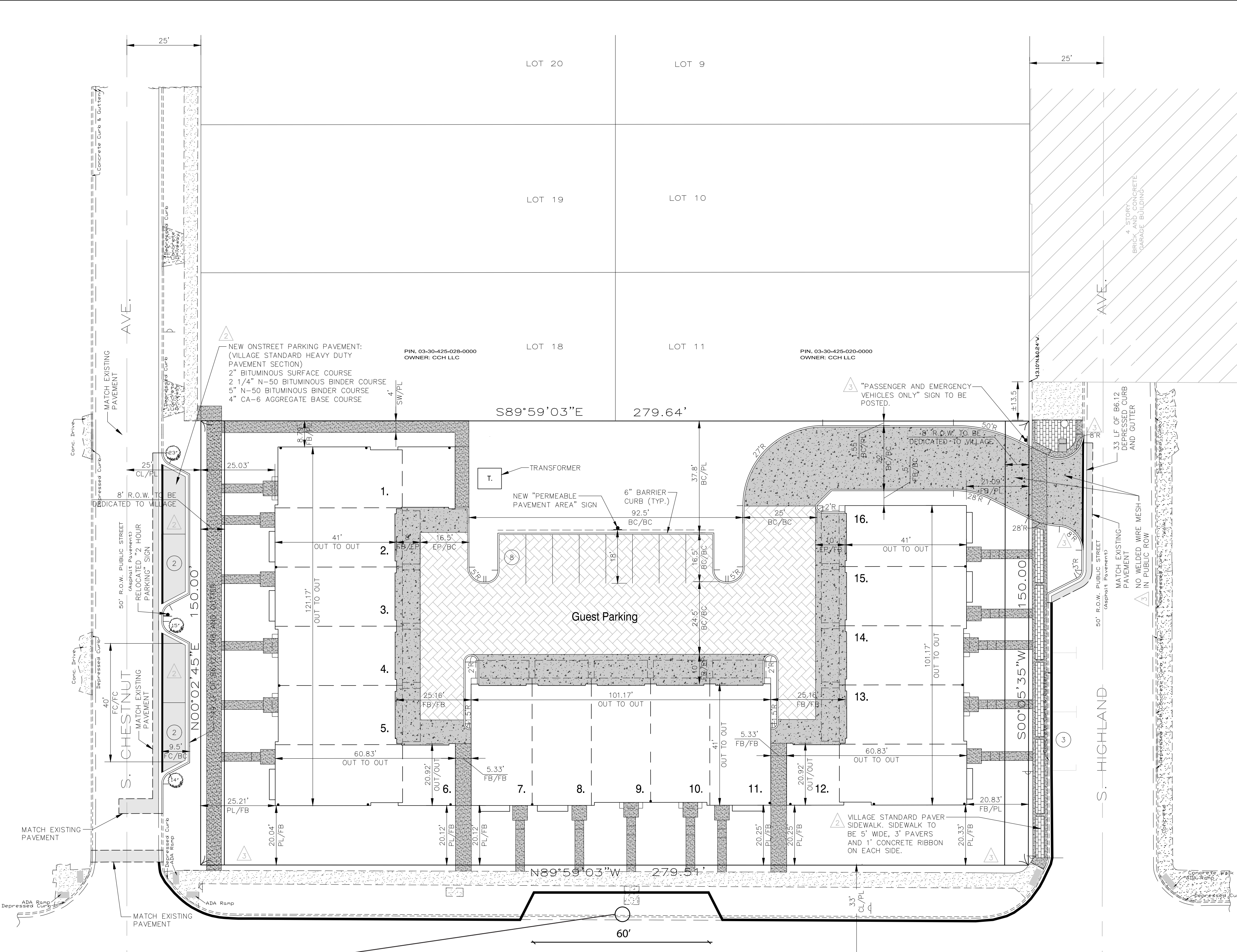


TECHNICAL GUIDANCE MANUAL  
TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT AREA

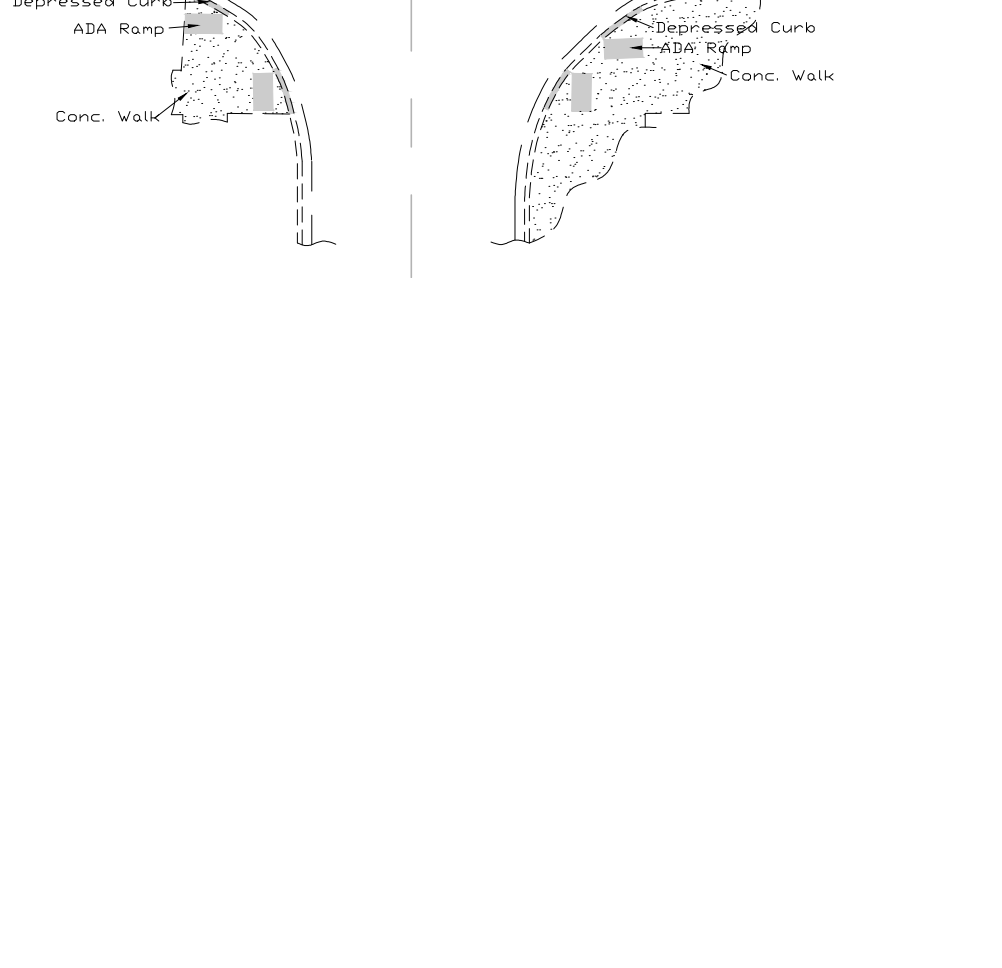


PERMEABLE PAVER SECTION

- NOTES:**
- OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
  - AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
  - WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
  - STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
  - MINIMUM DISTANCE OF 2 FEET (1.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
  - UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
  - MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
  - ONE OBSERVATION WELL REQUIRED PER 40,000 SQUARE FEET OF SURFACE AREA.
  - FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
  - MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT.
  - APPROPRIATE SIGNAGE REQUIRED FOR FACILITY. REFER TO THE SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.



**LOADING/SHORT-TERM PICK-UP/DROP-OFF**



**VILLAGE OF ARLINGTON HEIGHTS SIDEWALK REQUIREMENTS**

**REINFORCEMENT:**  
 No welded steel fabric is allowed to be placed in any sidewalk in the Village right-of-way or any sidewalk to be maintained by the Village. Where sidewalks cross over a utility conduit, use an reinforcing steel that is placed mid-depth within sidewalk and extend to a minimum of 5 feet beyond each side of the utility conduit.

**FORMS:**  
 Side forms shall be further with a nominal thickness of 2 inches and a depth equal to the sidewalk thickness specified or steel with equal rigidity. 2x4 forms will not be allowed. Side forms shall be fast secured in place by stakes or bracing, while the top edges of the forms face to grade. The forms shall be lightly coated with oil prior to placing concrete.

**FORM REMOVAL AND BACKFILL:**  
 Unless otherwise approved by the Director of Engineering, all forms shall remain undisturbed for a minimum of 24 hours after the concrete has been placed, and be removed within 48 hours. Upon the removal of the forms, the Contractor shall have seven calendar days to backfill, between the side of the sidewalk and the ground surface top soil. The Contractor is responsible for maintaining proper backfill until soil has been placed.

**EXPANSION JOINTS:**  
 Expansion joints shall consist of preformed joint filler, 1/2 inch thick. The top of the expansion joint shall be placed 1/4 inch below the surface of the sidewalk, and extend to the full depth of the walk. Expansion joints shall be spaced a minimum of 50 feet and shall also be placed between the sidewalk and all structures, such as light structures, manholes, etc. which extend through the sidewalk.

**When the sidewalk is constructed adjacent to pavement or curb having expansion joints, the expansion joints in the sidewalk shall be placed opposite the existing expansion joints as much as practicable. Expansion joints shall also be placed where the sidewalk abuts existing sidewalks, between concrete driveway pavement and sidewalk, and between sidewalk and curbs where the sidewalk abuts a curb.**

Slip Discs are to be installed at all expansion joint locations within concrete curb areas.

**PLACING, FINISHING, PROTECTION AND CURING:**  
 The concrete sidewalk shall be placed and finished in accordance with Article 424.08 of the Standard Specification for Road and Bridge Construction.

All exposed concrete surfaces shall be protected against damage by ice or other related causes. The Contractor shall be responsible for protecting the concrete against vandalism until the concrete is set and cured.

The sidewalk shall be cured for a minimum period of three days after placement as described in Article 726.13 of the Standard Specification for Road and Bridge Construction.

